



**SOUTH
KESTEVEN
DISTRICT
COUNCIL**



Planning Committee

28 August 2025

S25/0254

Proposal	Single storey rear extension
Location	28 Canberra Crescent, Grantham, Lincolnshire, NG31 9RD
Applicant	Mr Philip Reynolds
Agent	//
Reason for Referral to Committee	Applicant is a Council employee
Key Issues	Compliance with permitted development legislation

Report Author

Alex McDonough – Assistant Development Management Planner



01476 406247



alexander.mcdonough@southkesteven.gov.uk

Corporate Priority:

Growth

Decision type:

Regulatory

Wards:

Grantham Harrowby

Reviewed by:

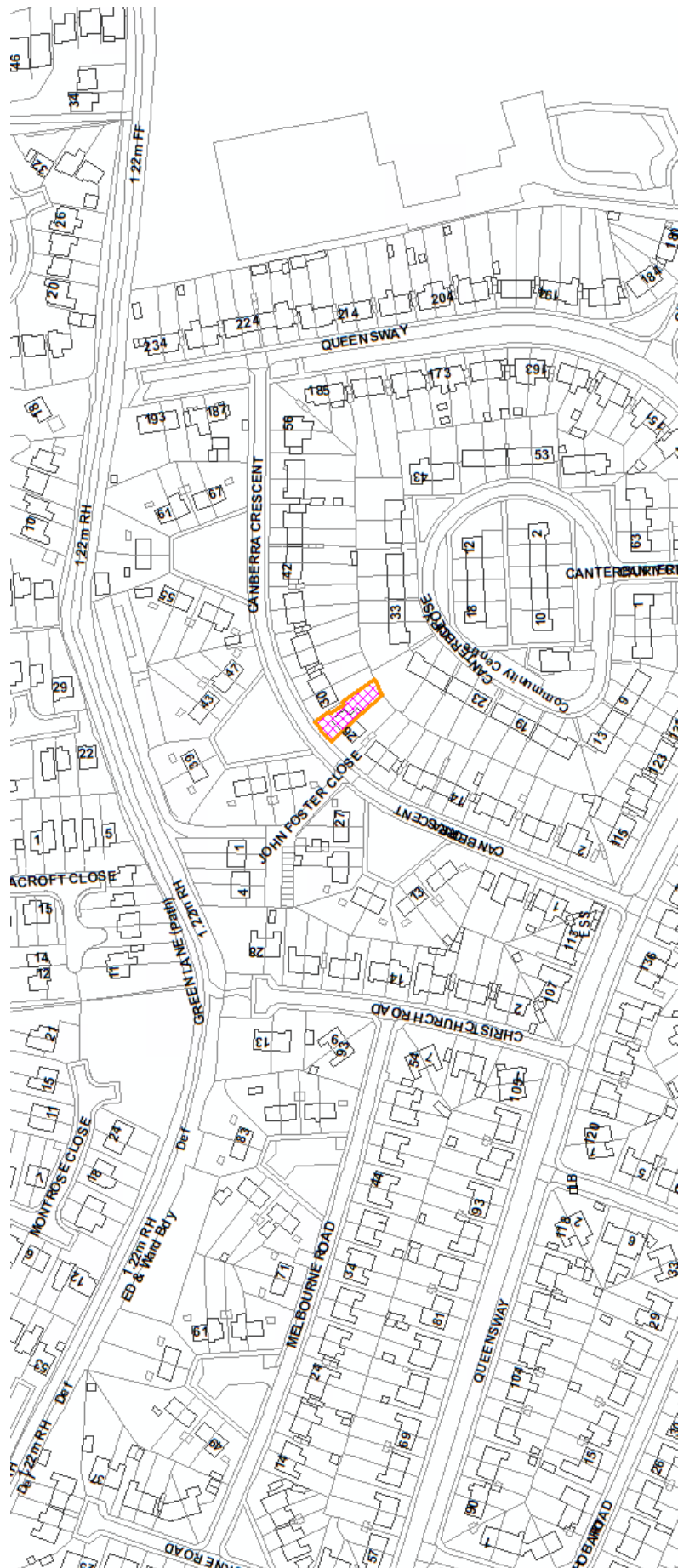
Adam Murray – Principal Development Management Planner

15 August 2025

Recommendation (s) to the decision maker (s)

To authorise the Assistant Director – Planning to GRANT the prior notification

S25/0254 – 28 Canberra Crescent, Grantham



Key

Application
Boundary



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1 Description of Site

- 1.1 The application site is a semi-detached two-storey dwelling off Canberra Crescent, Grantham.
- 1.2 The site has dwellings of similar size and design to the northeast and southwest with one and a half storey dwellings to the north and northwest. There are single storey dwellings to the rear of the site at the south.

2 Description of the proposals

- 2.1 This is an application for the erection of a single storey rear extension.
- 2.2 The proposed rear extension would protrude by 5.2m from the rear; 2.700m in height and 2.5 metres to the eaves.

3 Planning Policies and Documents

- 3.1 **The Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended)**
- 3.2 Schedule 2 – Part 1 – Class A – enlargement, improvement or other alteration of a dwellinghouse

4 Representations received as a result of publicity

- 4.1 The application has been advertised in accordance with the Council's Statement of Community Involvement and no public representations have been received.

5 Evaluation

- 5.1 The proposal is for the erection of a single storey rear extension to a dwelling and therefore, falls to be assessed against the criteria as set out in Class A of Schedule 2 Part 1 of The Town and Country Planning (General Permitted Development) (England) Order 2015.
- 5.2 Class A - enlargement, improvement or other alteration of a dwellinghouse
- 5.3 Permitted Development
 - A. The enlargement, improvement or other alteration of a dwellinghouse
- 5.4 Development not permitted
 - A.1 Development is not permitted by Class A if—
- 5.5 (a) permission to use the dwellinghouse as a dwellinghouse has been granted only by virtue of Class [F1G,] M, [F2MA,] N, P [F3, PA] or Q of Part 3 of this Schedule (changes of use);
- 5.6 - Not applicable
- 5.7 (b) as a result of the works, the total area of ground covered by buildings within the curtilage of the dwellinghouse (other than the original dwellinghouse) would exceed 50% of the total area of the curtilage (excluding the ground area of the original dwellinghouse);
- 5.8 - The proposal does not cover more than 50% of the total area of the curtilage.
- 5.9 (c) the height of the part of the dwellinghouse enlarged, improved or altered would exceed the height of the highest part of the roof of the existing dwellinghouse;
- 5.10 - The proposed extension would not exceed the highest part of the roof.

- 5.11 (d)the height of the eaves of the part of the dwellinghouse enlarged, improved or altered would exceed the height of the eaves of the existing dwellinghouse;
- 5.12 - The eaves height of the extension would not exceed the height of the existing eaves.
- 5.13 (e)the enlarged part of the dwellinghouse would extend beyond a wall which—
- (i)forms the principal elevation of the original dwellinghouse; or
 - (ii)fronts a highway and forms a side elevation of the original dwellinghouse;
- 5.14 - Not applicable- the proposal would not form a principal elevation or front a highway
- 5.15 (f)subject to paragraph (g), the enlarged part of the dwellinghouse would have a single storey and—
- (i)extend beyond the rear wall of the original dwellinghouse by more than 4 metres in the case of a detached dwellinghouse, or 3 metres in the case of any other dwellinghouse, or
 - (ii)exceed 4 metres in height;
- 5.16 - The proposal would extend beyond the rear wall by 5.2 metres. The proposal would not exceed 4 metres in height
- 5.17 (g)F4...for a dwellinghouse not on article 2(3) land nor on a site of special scientific interest, the enlarged part of the dwellinghouse would have a single storey and—
- (i)extend beyond the rear wall of the original dwellinghouse by more than 8 metres in the case of a detached dwellinghouse, or 6 metres in the case of any other dwellinghouse, or
 - (ii)exceed 4 metres in height;
- 5.18 - The proposal would extend beyond the rear wall by 5.2 metres. The proposal would not exceed 4 metres in height
- 5.19 (h)the enlarged part of the dwellinghouse would have more than a single storey and—
- 5.20 (i)extend beyond the rear wall of the original dwellinghouse by more than 3 metres, or
- 5.21 [F5(ii)be within 7 metres of any boundary of the curtilage of the dwellinghouse being enlarged which is opposite the rear wall of that dwellinghouse;]
- 5.22 - The proposed extension is single storey.
- 5.23 (i)the enlarged part of the dwellinghouse would be within 2 metres of the boundary of the curtilage of the dwellinghouse, and the height of the eaves of the enlarged part would exceed 3 metres;
- 5.24 - The eaves would not exceed 3 metres in height.
- 5.25 (j)the enlarged part of the dwellinghouse would extend beyond a wall forming a side elevation of the original dwellinghouse, and would—
- (i)exceed 4 metres in height,
 - (ii)have more than a single storey, or
 - (iii)have a width greater than half the width of the original dwellinghouse; F6...
- 5.26 - Not applicable – the extension would not extend beyond a side elevation

- 5.27 [F7(ja)any total enlargement (being the enlarged part together with any existing enlargement of the original dwellinghouse to which it will be joined) exceeds or would exceed the limits set out in sub-paragraphs (e) to (j);]
- 5.28 - The proposal exceeds the limitations set out in sub-paragraph (f). The proposal is within the limitations set out in sub-paragraph (g)
- 5.29 (k)it would consist of or include—
- (i)the construction or provision of a veranda, balcony or raised platform,
 - (ii)the installation, alteration or replacement of a microwave antenna,
 - (iii)the installation, alteration or replacement of a chimney, flue or soil and vent pipe, or
 - (iv)an alteration to any part of the roof of the dwellinghouse [F8; or]
- 5.30 - The proposed extension does not include any of the above.
- 5.31 [F9(l)the dwellinghouse is built under Part 20 of this Schedule (construction of new dwellinghouses).]
- 5.32 - Not applicable.

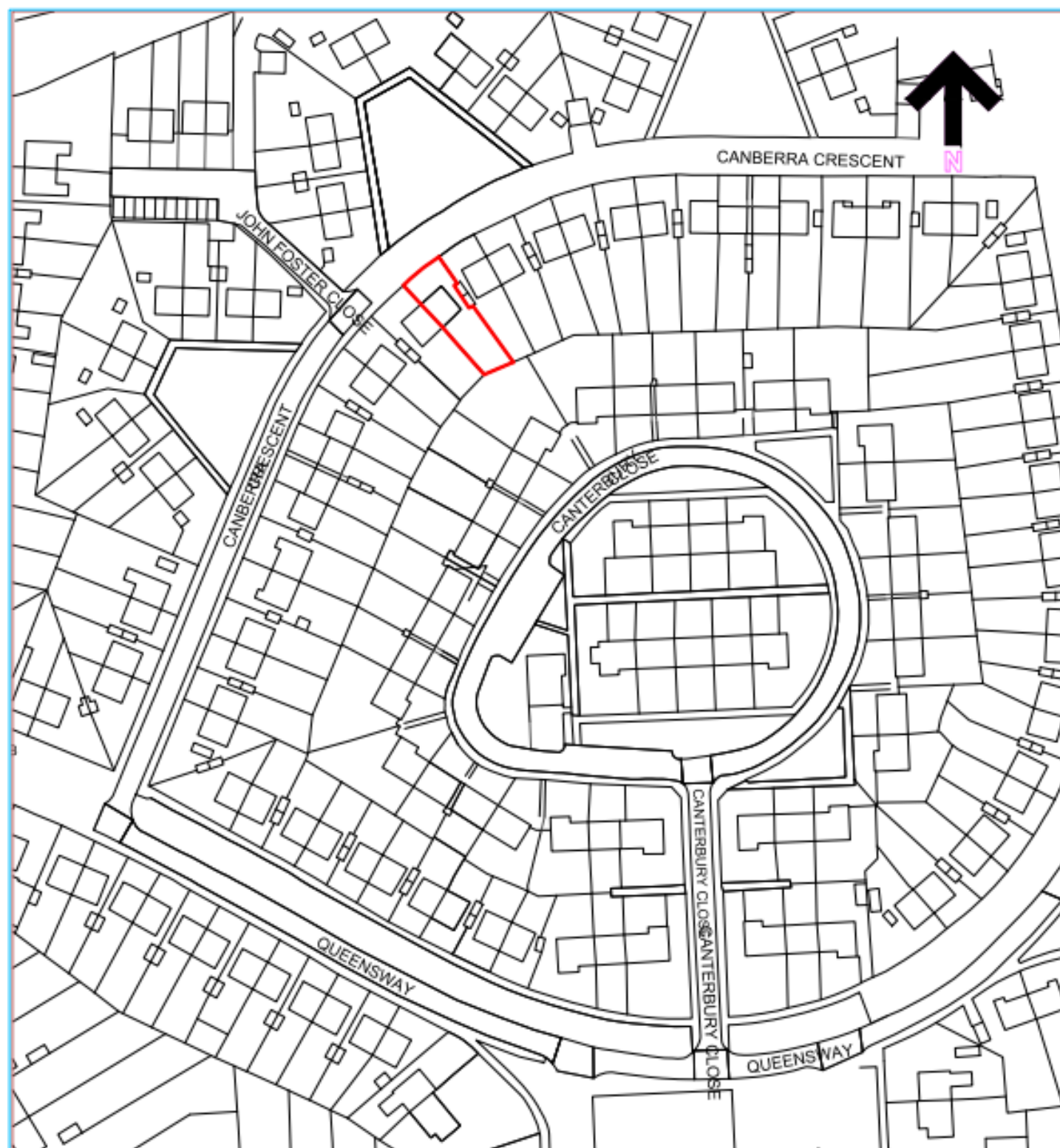
6 Conclusion

- 6.1 The planning history of the site was investigated and permitted development rights had not been removed by any previous permissions.
- 6.2 The proposed extension exceeds the limits in paragraph A.1(f) but is allowed by paragraph A.1(g) as a larger extension subject to conditions.
- 6.3 Where any owner or occupier of any adjoining premises objects to the proposed development, the prior approval of the local planning authority is required as to the impact of the proposed development on the amenity of any adjoining premises. No objections have been received; therefore, prior approval is not required in this instance.
- 6.4 The proposal, if built fully in accordance with the submitted plans would be permitted development under Schedule 2, Part 1, Class A of the Town and Country Planning (General Permitted Development) Order 2015 (As Amended) subject to the material finish matching in appearance to those on the existing dwellinghouse.

7 Recommendation

- 7.1 To authorise the Assistant Director – Planning to GRANT the prior notification

Site Location Plan



**SOUTH KESTEVEN
DISTRICT COUNCIL**



IMPROVEMENTS & REPAIRS
SOUTH KESTEVEN DISTRICT COUNCIL
COUNCIL OFFICES, THE PICTURE HOUSE
ST CATHERINES ROAD
GRANTHAM
NG31 6TT

NG31 6TT

Job

**PROPOSED REAR EXTENSION- ADAPTATION
28 CANBERRA CRESCENT, GRANTHAM.**

Drawing Description

Site Plan

Date FEB 2025

Scale 1:1250

DWG. No.

Drawn by P REYNOLDS

Revision

DFA/28Can/01